

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA _____ Tax Map & Parcel # (TMP): _____

Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: MARTIN LABACA

Address: _____

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: Owner [] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: MARTIN LABACA

Street Address of Property being rezoned: Kelly Bridge Ct. lot 7 APN: 076-126

Rezoning from: RSR to: RA Total acreage being rezoned: 1.25

Directions to Property (if no address): _____

21 APR 20 10:07 AM

21 APR 20 10:07 AM

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

| | <u>Name</u> | <u>Address</u> |
|--------------------|---|---|
| TMP <u>076 125</u> | 1. <u>RAINES MELVIN GILBERT</u> | <u>108 Kelly Bridge Ct.</u> |
| TMP <u>076 127</u> | 2. <u>DUNCAN CHARL D.</u> | <u>56 Kelly Bridge Ct.</u> |
| TMP <u>076 012</u> | 3. <u>SIMS KARETH & JOSHUA D.</u> | <u>2345 Maid Marion Ct. Cumming Ga. 30040</u> |
| TMP <u>076 123</u> | 4. <u>RICKETT SAMUEL & ALFRED RAY</u> | <u>73 Kelly Bridge Ct.</u> |
| TMP _____ | 5. _____ | _____ |
| TMP _____ | 6. _____ | _____ |
| TMP _____ | 7. _____ | _____ |
| TMP _____ | 8. _____ | _____ |
| TMP _____ | 9. _____ | _____ |
| TMP _____ | 10. _____ | _____ |
| TMP _____ | 11. _____ | _____ |
| TMP _____ | 12. _____ | _____ |
| TMP _____ | 13. _____ | _____ |
| TMP _____ | 14. _____ | _____ |
| TMP _____ | 15. _____ | _____ |

21 APR 20 10:07 AM

Use additional sheets if necessary.

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: 


Applicant Printed Name: MARTIN LABACA

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 20 day of April, 2021.


Notary Public

My Commission Expires: August 9, 2022

{
Notary Public Seal
}

21 APR 20 10:07 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

_____ I am a United States citizen.

_____ I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

_____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in _____ (city), _____ (state)



Signature of Applicant

4-20-2021

Date

MARTIN LABACA

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 20 DAY OF April, 2021



Notary Public

My Commission Expires: August 9, 2022

{Notary Seal}

21 APR 20 10:07 AM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport** or **Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card** or **Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document** or **Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

21 APR 20 10:07 AM

Letter of intent

I bought this land last year to build a house but after professional surveyors, engineers and the environmental health department determined that is not possible to make a septic system at this time I am interested on building an storage for some of my stuff such as my boat, jetskies and tools that I have and need to protect from the weather.

I'm looking to buy and get installed a Metal Barn or building approved by the county and state and get a physical address in order to be able to connect ~~power and have~~ electric power.

Metal building to be between 1800 To 2500 sq. ft.

Sign: 

MARTIN LABACA. (LAND OWNER)



Public Health

Dawson County Health Department
PO Box 245
Dawsonville, GA 30534
PH: 706-265-2611 • FAX 706-265-1636
www.phdistrict2.org

District 2 Public Health

Zachary Taylor, M.D., M.S., Health Director

February 23, 2021

Martin Labaca

RE: Kelly Bridge Ct. lot #7

Dear Mr. Labaca,

A review of lot 7 Kelly Bridge Ct. was performed on this date. The application for a 2 bedroom on-site sewage management system is denied due to the shallow water table soil conditions, the slope of the lot, and the lack of suitable area for system components. Please contact the Dawson County Environmental Health Dept. if you have questions.

Sincerely,

Jonathan D. Terry

Jonathan D. Terry
Deputy EH Director
District 2 Public Health

21 APR 20 10:07 AM

Filed 02/02/2021 09:41AM
 Bk 00086 Pg 0028
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 7402370769
 JUSTIN POWER, Clerk of Superior Court
 DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT.

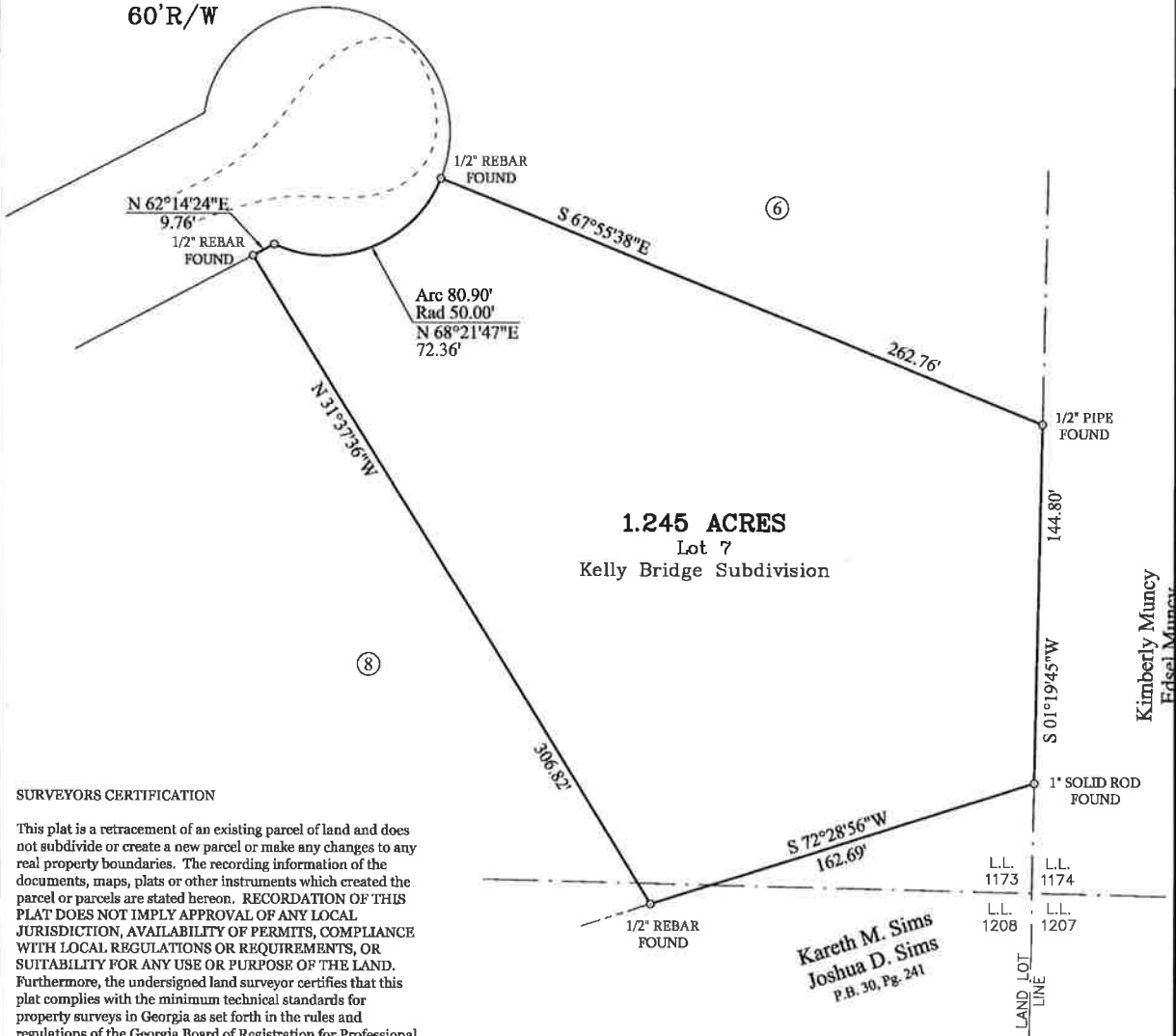
1. The field data upon which this plat is based has a closure precision of one foot in 20,244 foot and an angular error of 00" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 114,667 feet.
3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
4. The Field Work was completed 1/29/21.

Notes:

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 076 126, according to Dawson County Tax Assessors.
5. Reference for subject tract is Deed Book 1420, Page 405 & Plat Book 17, Page 173.



KELLY BRIDGE COURT
 60'R/W

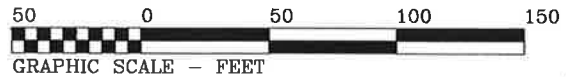


SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Christopher J. Carlan

Christopher J. Carlan Ga RLS #3003



BOUNDARY SURVEY
 FOR
MARTIN LABACA

LOCATED WITHIN
 Land Lot 1173 & 1208, 4th District, 1st Section
 Dawson County, Georgia

Scale: 1" = 50' February 2, 2021



JOB NO. 20-336 P.B. A-473



CARLAN
 LAND SURVEYORS
 970 SOUTH BROAD STREET
 COMMERCE, GA 30529
 (706)336-5959

21 APR 20 10:03 AM

METAL BUILDING = PROPOSED BUILDING

Filed 02/02/2021 09:41AM
Bk 00086 Pg 0028
Plat Doc: PLAT

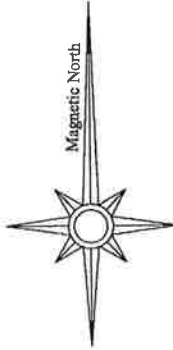
Penalty: \$0.00 Interest: \$0.00
Participants: 7402370769
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

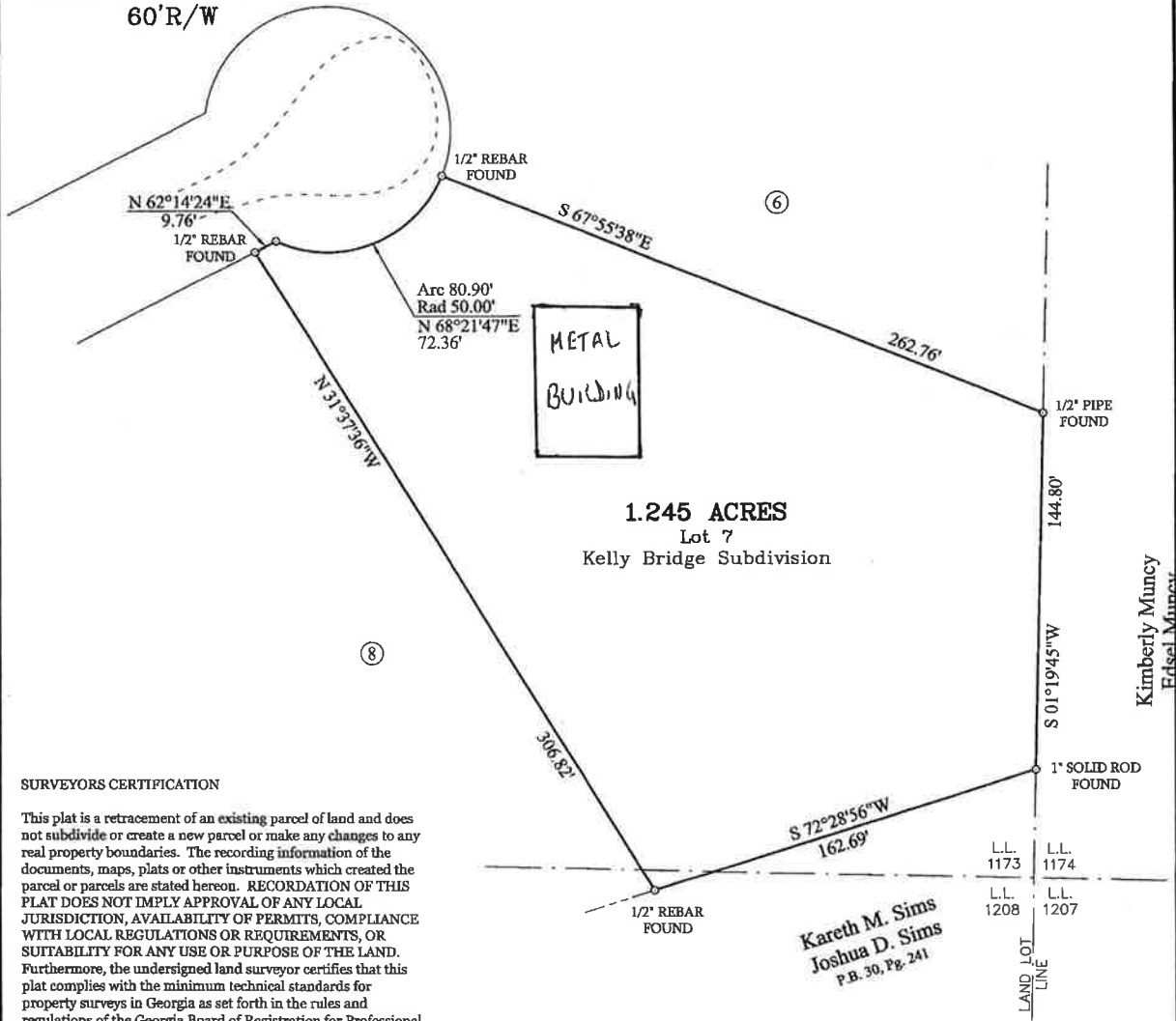
1. The field data upon which this plat is based has a closure precision of one foot in 20,244 foot and an angular error of .00" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 114,667 feet.
3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
4. The Field Work was completed 1/29/21.

Notes:

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 076 126, according to Dawson County Tax Assessors.
5. Reference for subject tract is Deed Book 1420, Page 405 & Plat Book 17, Page 173.



KELLY BRIDGE COURT
60'R/W

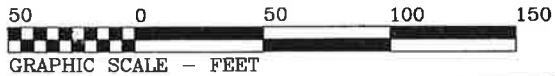


SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

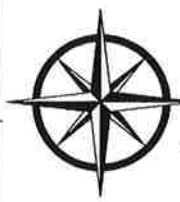
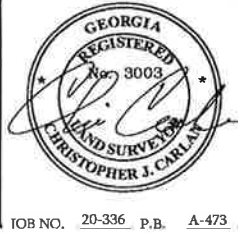
Christopher J. Carlan
Christopher J. Carlan Ga RLS #3003

Kareth M. Sims
Joshua D. Sims
P.B. 30, Pg. 241



21 APR 20 10:00 AM

BOUNDARY SURVEY
FOR
MARTIN LABACA
LOCATED WITHIN
Land Lot 1173 & 1208, 4th District, 1st Section
Dawson County, Georgia
Scale: 1" = 50' February 2, 2021



CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959

Owner Information

IH FAMILY TRUST
HERNANDEZ IRMA TRUSTEE



Payment Information

| | |
|-------------------|------------|
| Status | Paid |
| Last Payment Date | 12/07/2020 |
| Amount Paid | \$188.00 |

Property Information

| | |
|------------------|--------------------------------|
| Parcel Number | 076 126 |
| District | 1 DAWSON COUNTY UNINCORPORATED |
| Acres | 1.25 |
| Description | LT7 KELLY BRIDGE S/D |
| Property Address | KELLY BRIDGE COURT |
| Assessed Value | \$7,920 |
| Appraised Value | \$19,800 |

Bill Information

| | |
|----------------|------------|
| Record Type | Property |
| Tax Year | 2020 |
| Bill Number | 7216 |
| Account Number | 35652 |
| Due Date | 12/01/2020 |

Taxes

| | |
|------------------|---------------|
| Base Taxes | \$187.41 |
| Penalty | \$0.00 |
| Interest | \$0.59 |
| Total Due | \$0.00 |

21 APR 20 10:00AM



Overview



Legend

 Parcels

Parcel ID: 076 126
Alt ID: 5685
Owner: LABACA MARTIN
Acres: 1.25
Assessed Value: \$19800

Date created: 4/17/2021
Last Data Uploaded: 4/17/2021 1:13:37 AM

Developed by 

21 APR 20 10:08 AM

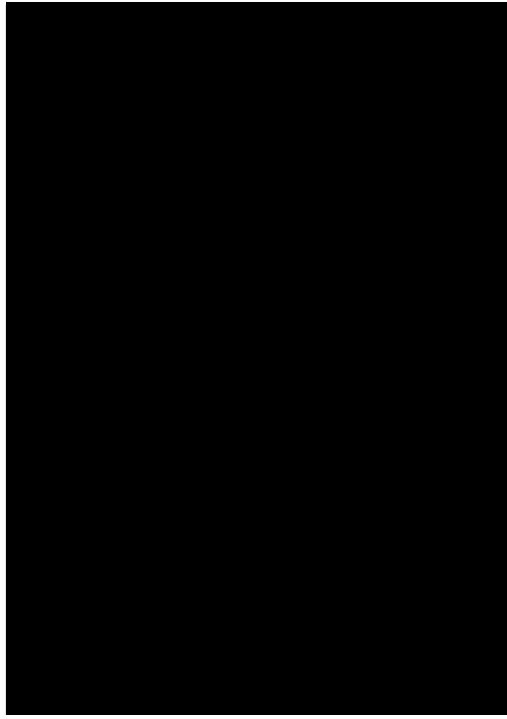
Kelly Bridge Court

lot 7



1000

Map data © OpenStreetMap contributors, Imagery © Mapbox



21 APR 20 10:08 AM

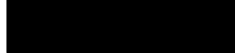
Summary

Parcel Number 076 126
Location Address KELLY BRIDGE COURT
Legal Description LT7 KELLY BRIDGE S/D
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.867
Acres 1.25
Neighborhood RL-ST - Kelly Bridge (314000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

LABACA MARTIN



Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 1 | 1.25 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|-----------------------------|---------------------|---------------------|
| 6/26/2020 | 1420 405 | 17 173 | \$25,000 | Fair Market Sale (Vacant) | IH FAMILY TRUST | LABACA MARTIN |
| 11/11/2019 | 1391 505 | 17 173 | \$0 | Title | HERNANDEZ IRMA | IH FAMILY TRUST |
| 4/30/2019 | 1344 434 | 17 173 | \$19,800 | Fair Market Sale (Vacant) | CARVER MIKE | HERNANDEZ IRMA |
| 7/22/1988 | 111 580 | | \$7,500 | Fair Market Sale (Improved) | CLARK ELBERT & LORI | CARVER MIKE |
| 1/5/1988 | 106 34 | | \$0 | Quitclaim (non ALT) | | CLARK ELBERT & LORI |

Valuation

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$20,600 | \$20,600 | \$14,641 | \$14,641 | \$14,004 |
| Land Value | \$19,800 | \$20,600 | \$20,600 | \$14,641 | \$14,641 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$19,800 | \$20,600 | \$20,600 | \$14,641 | \$14,641 |

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 2/3/2021, 5:52:12 PM

Version 2.3.104

21 APR 20 09:09 AM